

# \$839,900 - 3 Kincora Glen Bay Nw, Calgary

MLS® #A2222713

**\$839,900**

3 Bedroom, 4.00 Bathroom, 1,968 sqft

Residential on 0.10 Acres

Kincora, Calgary, Alberta

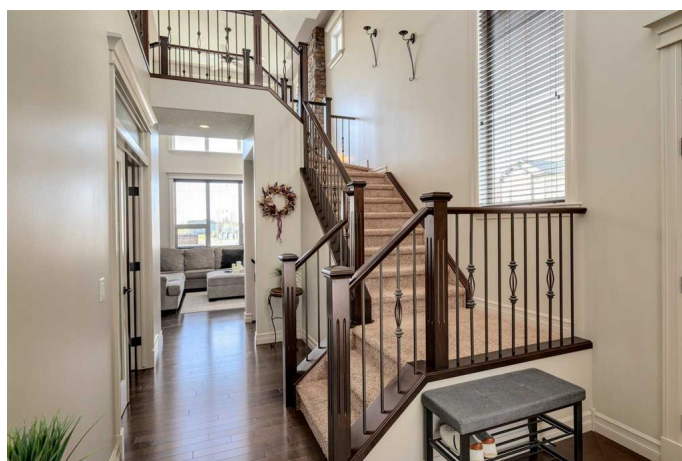
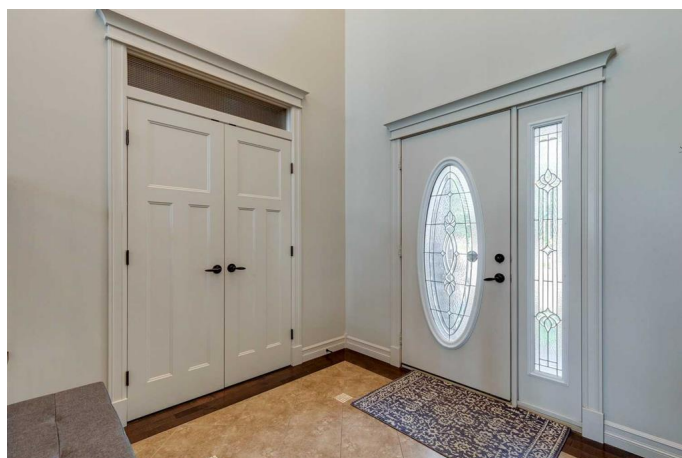
Welcome Home to Kincora! This home has been thoughtfully designed and built by Ashton Luxury Living. Proud recipient of the 2009 BILD Award, this home has been meticulously maintained and offers a distinctive layout with high ceilings that immediately set it apart from the rest of the community.

The main floor welcomes you with an open-concept design centered around a warm gas fireplace, framed by timeless stonework to the second level- creating an elegant focal point. The kitchen features 9-foot ceilings, rich wood cabinetry, granite countertops, and new stainless steel appliances. A dedicated home office and main floor laundry and access to your attached oversized garage add convenience and flexibility for today's busy lifestyle.

Upstairs, the spacious primary suite offers beautiful views of the green space and walking paths, along with a luxurious 5-piece ensuite and a generous walk-in closet. Two additional well-sized bedrooms and a full 4-piece bathroom complete the upper level.

The lower level provides a large recreation area—perfect as a flex space, media room, or second family area—along with a 2-piece bath and plenty of storage.

Enjoy the sunny south west-facing backyard, with a gas line for your BBQ and peaceful views of the adjacent field. Situated on a desirable corner lot, this home offers both privacy and proximity to parks, pathways, and a wide range of nearby amenities at Creekside



Shopping Centre.

Donâ€™t miss your chance to own a truly special home in one of NW Calgaryâ€™s most sought-after communities.

Built in 2009

### Essential Information

MLS® #	A2222713
Price	\$839,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,968
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3 Kincora Glen Bay Nw
Subdivision	Kincora
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 0C1

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal
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	Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	17
Zoning	R-G
HOA Fees	210
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Real Broker
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